

PLANNING COMMISSION
July 14, 2014
PUBLIC HEARING ON PROPOSAL TO EXPIRE THE BOND ON
D'ARCANGELO ESTATES SUBDIVISION

Tony Whelan, Chairman, opened the Public Hearing at 6:15 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis
Ray Krzykowski
Robert Urbano, Alternate, Absent

OTHERS:

Public: 1
James Stewart, Director of Public Works
Sue Goggin, Secretary

Tony said he would like two of the commissioners to meet with Jim Stewart and Wayne Zirolli to discuss the possibilities. He wants to see progress. Tony would like staff to contact the applicant to let them know they are on the agenda for the August meeting. Emma Newsom thanked the commission for keeping this on the agenda and pursuing it. The public hearing was continued to the August 4, 2014 meeting at 6:15 P.M.

PLANNING COMMISSION
July 14, 2014
PUBLIC HEARING ON PROPOSED 11 LOT SUBDIVISION
ON FIELD STREET, ANDERSON MILLS, LLC

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis
Ray Krzykowski
Robert Urbano, Alternate, Absent

OTHERS:

Public: 1
James Stewart, Director of Public Works
Sue Goggin, Secretary

Attorney McVerry said the Public Hearing cannot be opened because it was noticed wrong in the newspaper. The Public Hearing was rescheduled to August 4, 2014 at 6:30 P.M.

**PLANNING COMMISSION
REGULAR MEETING July 14, 2014**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis
Ray Krzykowski
Robert Urbano, Alternate, Absent

OTHERS:

Public: 1
James Stewart, Director of Public Works
Sue Goggin, Secretary
Alex Olbrys, Burgess Liaison

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the June 2, 2014 Regular Meeting Minutes and Public Hearing Minutes.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Ray Krzykowski to **APPROVE** the June 2, 2014 Regular Meeting Minutes as written.

VOTED: 3-0-1 on a motion by Harry Jancis and seconded by Bob Pease to **APPROVE** the June 2, 2014 Public Hearing Minutes as written.

FOR

Harry Jancis
Robert Pease
Ray Krzykowski

AGAINST

ABSTAIN

Anthony Whelan

4. OLD BUSINESS:

- A. Commission discussion/decision regarding Planning Commission's proposal to expire the D'Archangelo Estates Subdivision, file on the land records a notice of such expiration and call the surety on said subdivision to the extent necessary to complete the bonded improvements and utilities required to serve those lots.

There was no discussion on this item.

- B. Commission discussion/decision regarding a referral from the Zoning Commission for a Special Permit application for a proposed convenience store/gas station/donut shop and earth excavation of more than 350 cubic

yards of material at 42-46 Prospect Street; Applicant: Remzi and Vesel Nasufi

Attorney McVerry, office at 35 Porter Avenue, said he was there on behalf of the applicants Remzi and Vesel Nasufi. He explained the application to the commission. He said they received police commission approval and they will be subject to state DOT approval. He said they went before the ZBA and received a variance for parking. Currently they are before wetlands, who considered this a significant activity. It was noted that there are revised plans but they were not available for tonight's meeting. Harry said he was concerned with the traffic patterns. Harry said he was concerned with the traffic patterns. Bob asked if the revised drawing shows the removal of the retaining wall and what's going to be built there. Attorney McVerry said it is on the plan. The commission would like to know how much is being cut out of the bank and the materials of the retaining wall. Jim Stewart recommended a guard rail be installed at the edge of St. Hedwig's parking lot above the property for safety. He also recommended continuing the fence down the sidewalk on Golden Hill Street. The discussion was continued to the August 4, 2014 meeting. Sue will get new plans to the commission.

5. NEW BUSINESS

- A. Commission discussion/decision regarding proposed 11 lot subdivision located on Field Street; Applicant: Anderson Mills, LLC

Attorney McVerry said he was there on behalf of the applicant, Anderson Mills, LLC. He said this is an application that goes back to 2008 when his client received approval for two interior lots. He said at that time they received Police and Fire Commission approval, WPCA approval, and Inland Wetlands approval. The one thing they did not do at that time was file a subdivision application because of the economy. Harry asked how long the permits are good for. Attorney McVerry said they are within the time frame that the state gave for automatic extensions to their permits, so they were extended for 9 years. The commission voiced some concerns over the plans and if they meet the revised 2011 Subdivision Regulations. They will write out their concerns for Sue to pass on to the applicant. Wayne will review the plans with the applicant's engineer so the plans can be revised to meet the revised regulations. The commission would like a copy of the Planning Commission's finding on the interior lot from 2008. The Public Hearing will open August 4, 2014 at 6:30 P.M.

- B. All new items will require a 2/3 vote.

VOTED: Unanimously on a motion by Bob Pease and seconded by Ray Krzykowski to **ADD** to the agenda discussion of project status report.

Bob said staff used to give the commission a monthly or quarterly status report and he would like to reinstate it. He would like it as soon as staff can get it but understands that the office is short-handed.

Harry asked Alex Olbrys if they are looking for a new location for a community garden. Alex said they are looking.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Harry Jancis and seconded by Bob Pease to adjourn the meeting at 7:02 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/sg